

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

38 Richards Road, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$415,000 & \$439,000

Median sale price

Median price

\$520,000

Property type

House

Suburb

Castlemaine

Period - From

27th September 2018

to

27th September 2019

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19 Charles Street, Castlemaine Vic 3450	\$360,000	13/04/2019
1 Reckleben Street, Castlemaine Vic 3450	\$440,000	19/07/2019
28 Bull Street, Castlemaine Vic 3450	\$450,000	25/05/2019

This Statement of Information was prepared on: 10th October 2019